



**BRIDGEVILLE PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
March 16, 2021 – 6:00 P.M.**

**I. Call to Order**

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Clint Whaley.

**II. Quorum Present**

A quorum was present to hold the meeting (All 7 Members were present) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader and Town Clerk Ashley Walls.

**III. Approval of Minutes**

There were none.

**IV. New Business (Discussion, Consideration, and possible voting on)**

Town Solicitor Schrader swore in Patricia Correll & Cliff Oliver to the Planning and Zoning Commission.

**A. Heritage Shores Phase 4E**

Town Solicitor Schrader stated that Bob Rauch, Rauch Engineering and his attorney Demetrios Kaouris were present. Mr. Rauch presented Phase 4E to the P&Z Commission. Mr. Rauch stated that Phase 4E has been reviewed by the Town's Engineer, Jason Loar, DBF. Solicitor Schrader asked how many lots are in Phase 4E. Mr. Rauch stated that Dustin Rauch is on the Zoom meeting as well. Dustin Rauch stated that there are 31, 50' lots in Phase 4E. Solicitor Schrader asked if there will be sidewalks in front of each property and Bob Rauch stated yes there would be. Solicitor Schrader asked if there is anything unique about these lots and Bob Rauch said no, the only variation is the configuration of the drainage and utilities. Chairman Whaley asked if these lots were always supposed to be 50' lots or if they had been changed. Bob Rauch stated that the actual lot sizing depends on the demand so he cannot say that they have always been 50' lots. Mr. Mervine asked if when they revised lots were they bigger or smaller lots and Bob Rauch stated that they reflect what the current market is. Bob Rauch stated that these lots are consistent with the majority of their lots.

Motion to recommend the Final Development Plan for Heritage Shores Phase 4E for approval to the Town Commissioners – Mervine; 2nd – Oliver; motion carried (7-0).

Commissioner M. Davis-Yes  
Commissioner Oliver-Yes  
Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner Cannon-Yes  
Commissioner K. Davis- Yes  
Chairman Whaley-Yes

**B. Heritage Shores Phase 5**

Bob Rauch gave the P&Z Commission a background on the process that normally happens. Mr. Rauch stated that Phase 5 showed P&Z the original plans and is talking about the North East Part of the property. Mr. Rauch discussed the Phase 5 concept plan with the P&Z. Mr. Rauch discussed the duplex properties and storage areas that will be attached. Mr. Rauch stated that these properties will be consistent and on their own individual lot. Dustan Rauch stated that these properties will be seven (7) units to an acre. Bob Rauch stated that this Phase they would be recommending that it be non-age restricted. Bob Rauch stated that the uniqueness of this phase will still have the same financial obligations associated with the RPC and will be included in the total number of units for build out required in Heritage Shores, but it will not be a part of the Heritage Shores HOA. Bob Rauch stated that this phase will have its own HOA and amenities. Bob Rauch discussed connection points and entrances. Bob Rauch discussed water and sewer connection with the Town. Bob Rauch stated that this is a high demand in the market currently. Bob Rauch discussed buffering and screening as some of the homes back up to current homes. Bob also discussed amenities. Bob Rauch stated that this will be consistent with the Heritage Shores RPC but will not be a part of Heritage Shores HOA. Solicitor Schrader asked if they will be for sale to individuals. Mr. Rauch stated that they will be sold to a builder and there is a market currently for rentals. Solicitor Schrader asked how many units there would be, and Dustin Rauch stated that there would be 212 units on 26.9 acres (including community open space and roadways). Mr. Mervine asked about the price point for these homes and Bob Rauch stated that they will be comparably priced. Mr. Rauch stated that this phase has always been planned from the beginning. Bob Rauch discussed possible onsite management. Patricia Correll stated that this project has been planned from the beginning and that they knew it was going to happen. Solicitor Schrader asked Mr. Rauch to research how much this will affect the Heritage Shores HOA. Mr. Mervine stated that he is worried about the congestion on the roads as a result of this phase and he hopes that they do not put a red light. Mr. Cannon asked about road width and Mr. Rauch stated that this will be up to Fire Marshall Standards. Mr. Oliver asked if these streets will be public, and Mr. Rauch stated that he would like them to be, but they will not be required to be public.

**C. E. Gray Investments, LLC – Subdivision- Tax Map # 131-10.12-10.01**

Eddy Parker was present on ZOOM representing E. Gray Investments. Mr. Parker stated that they are requesting to subdivide the property into three lots. Solicitor Schrader asked if each lot would have the same width. Mr. Parker stated that lot 3

would be 60' wide and Lots 1 & 2 would be 55.5'. Solicitor Schrader asked about the building envelopes and if Mr. Parker will be requesting variances. Mr. Parker stated no they would not. Mr. Parker stated that they are planning on putting white stockades fencing up around the property and landscaping.

Motion to approve the E. Gray Investments, LLC – Subdivision- Tax Map # 131-10.12-10.01– Correll; 2nd – Cannon; motion carried (6-0-1) (Mr. Mervine requested himself).

Commissioner M. Davis-Yes  
Commissioner Oliver-Yes  
Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner Cannon-Yes  
Commissioner K. Davis- Yes  
Chairman Whaley-Yes

**D. Ordinance to amend the Land Use Development Code as it relates to Day-Care, Child Day-Care Centers in R-1, R-2, and TC Districts.**

Solicitor Schrader discussed the proposed Ordinance and the difference between the sizes of daycares. K. Davis stated that she believes that it is too much for daycares for these districts. Solicitor Schrader stated that this Ordinance will be making this uniform throughout these zoning districts.

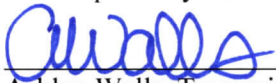
Motion to recommend Ordinance to amend the Land Use Development Code as it relates to Day-Care, Child Day-Care Centers in R-1, R-2, and TC Districts. for approval to the Town Commissioners – Mervine; 2nd – Oliver; motion carried (6-1)

Commissioner M. Davis-Yes  
Commissioner Oliver-Yes  
Commissioner Mervine- Yes  
Commissioner Correll-Yes  
Commissioner Cannon-Yes  
Commissioner K. Davis- No  
Chairman Whaley-Yes

**V. Adjournment**

Meeting was adjourned at 7:24 P.M

Respectfully submitted,

  
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Ashley Walls, Transcriptionist